



THIS SPACE RESERVED FOR

**2018-008874**

**Klamath County, Oregon**

**07/26/2018 02:14:01 PM**

**Fee: \$87.00**

After recording return to:

Irvin L Pankey II & Colleen K Pankey Revocable

Living Trust dated May 25, 2018

3049 S. Tipton Ct.

Visalia, CA 93292

Until a change is requested all tax statements shall be sent to the following address:

Irvin L Pankey II & Colleen K Pankey Revocable

Living Trust dated May 25, 2018

3049 S. Tipton Ct.

Visalia, CA 93292

File No. 241246AM

### STATUTORY WARRANTY DEED

**Helen Lottridge,**

Grantor(s), hereby convey and warrant to

**Irvin L Pankey II & Colleen K Pankey Revocable Living Trust dated May 25, 2018,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**All that portion of the NE1/4 of the SE1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the center thread of Spring Creek and Westerly of Highway No. 97.**

**EXCEPTING THEREFROM the North 900 feet measured perpendicular to the North line of the NE1/4 of the SE1/4 of said Section 4.**

**ALSO EXCEPTING THEREFROM that portion deeded to the State of Oregon, by deed recorded May 29, 1946 in Book 190, page 21, Deed Records of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-3407-004DA-00600-000**

The true and actual consideration for this conveyance is \$276,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2018-2019 Real Property Taxes, a lien not yet due and payable.**

87

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 18th day of July, 2018.

Helen Lottridge  
Helen Lottridge

State of Oregon } ss  
County of Klamath }

On this 18 day of July, 2018, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared **Helen Lottridge**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Klamath County

Commission Expires: Nov 06, 2020

